

**When recorded return to:**  
Marichu Alfaro  
5332 Razor Peak Drive  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20236251

Apr 26 2023

Amount Paid \$7845.00

Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620052840

**CHICAGO TITLE**  
*620052840*

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** David J. Pekarcik and Jody L. Pekarcik, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Marichu Alfaro, a married person as her separate property

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 264, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)", AS PER PLAT RECORDED  
ON DECEMBER 21, 2006, UNDER AUDITOR'S FILE NO. 200612210067, RECORDS OF  
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.



Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P125476 / 4915-000-264-0000


Subject to:

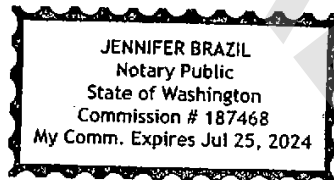
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)Dated: April <sup>21</sup>~~17~~, 2023

  
\_\_\_\_\_  
David J. Pekarcik  
  
\_\_\_\_\_  
Jody L. Pekarcik

State of Washington  
County of SkagitThis record was acknowledged before me on 4-21-2023 by David J. Pekarcik and Jody L. Pekarcik.

  
\_\_\_\_\_  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2024



**EXHIBIT "A"**  
**Exceptions**

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed  
  
Recording Date: March 30, 1903  
Recording No.: Volume 49 Deeds, Page 532  
  
The Company makes no representations about the present ownership of these reserved and excepted interests.
2. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed  
  
Recording Date: December 14, 1912  
Recording No.: 94380  
  
The Company makes no representations about the present ownership of these reserved and excepted interests.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: September 27, 1960  
Recording No.: 599210  
Affects: Portion of said premises
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: September 23, 1980  
Recording No.: 8009230001  
Affects: Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Purpose: Drainage  
Recording Date: June 8, 1988  
Recording No.: 8806080008  
Affects: Portion of said premises

**EXHIBIT "A"****Exceptions  
(continued)**

6. City of Mt. Vernon Ordinance Nos. 2483, 2532, 2546 and 2550 and the terms and conditions thereof:
- Recording No.: 9203270092  
Recording No.: 9303110069  
Recording No.: 9308060022  
Recording No.: 9309210028  
Affects: Said Plat and other property
7. Development Agreement and the terms and conditions thereof:
- Executed by: The City of Mt. Vernon and MVA, Inc., a Washington corporation  
Recording Date: June 21, 2001  
Recording No.: 200106210002  
Affects: Said plat and other property
8. Storm Drainage Release Easement Agreement and the terms and conditions thereof:
- Executed by: Georgla Schopf, as her separate estate and MVA, Inc., a Washington corporation  
Recording Date: July 27, 2001  
Recording No.: 200107270065  
Affects: Said plat and other property
9. Mitigation Agreement and the terms and conditions thereof:
- Executed by: Sedro-Woolley School District No. 101 and MVA, Inc.  
Recording Date: July 27, 2001  
Recording No.: 200107270077  
Affects: Siad plat and other property
10. Developer Extension Agreement and the terms and conditions thereof:
- Executed by: M.V.A, Inc., a corporation and the City of Mt. Vernon  
Recording Date: August 22, 2001  
Recording No.: 200108220046
- Amended by Instrument:
- Recording Date: July 1, 2005  
Recording No.: 200507010181
11. Shoreline Substantial Development Permit No. PL01-0560 and the terms and conditions thereof,
- Recording Date: May 23, 2002

**EXHIBIT "A"****Exceptions  
(continued)**

Recording No.: 200205230079  
Affects: Said plat and other property

Amended by instrument(s):

Recording Date: June 3, 2002  
Recording No.: 200206030153

12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution line  
Recording Date: March 1, 2005  
Recording No.: 200503010068  
Affects: Said plat and other property

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 200506080122

14. Master Plan and the terms and conditions thereof;

Recording Date: July 1, 2005  
Recording No.: 200507010182  
Affects: Said plat and other property

15. Declaration of Easements and Covenant to Share Costs for Skagit Highlands;

Recording Date: August 17, 2005  
Recording No.: 200508170113,  
Executed by: Skagit Highlands, LLC, a Washington limited liability company

Amended by instrument(s):

Recording No.: 200607250099  
Recording No.: 200806040066  
Recording No.: 200810160044

**EXHIBIT "A"****Exceptions  
(continued)**

16. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 17, 2005  
Recording No.: 200508170114

**Modification(s) of said covenants, conditions and restrictions**

Recording No.: 200511020084  
Recording No.: 200604060049  
Recording No.: 200605250083  
Recording No.: 200605260150  
Recording No.: 200608250117  
Recording No.: 200612210068  
Recording No.: 200806040066  
Recording No.: 200810160044  
Recording No.: 200902050087  
Recording No.: 201510210021  
Recording No.: 201510210022  
Recording No.: 201510260101  
Recording No.: 201510260102  
Recording No.: 201512160015  
Recording No.: 201708100003

17. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Skagit Highlands Homeowners Association, a Washington nonprofit corporation, its successors or assigns  
Recording Date: August 17, 2005  
Recording No.: 200508170114

18. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: August 17, 2005  
Recording No.: 200508170115

**EXHIBIT "A"****Exceptions  
(continued)**

19. Water Service Contract Agreement and the terms and conditions thereof:
- Executed by: Public Utility District No. 1 of Skagit County and Skagit Highlands, LLC, or its successor or assigns  
Recording Date: October 7, 2005  
Recording No.: 200510070093
20. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- Purpose: Sanitary sewage and storm drainage facilities  
Recording Date: September 20, 2006  
Recording No.: 200609200081  
Affects: A strip across and said premises
21. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of Skagit Highlands Division V (Phase 1):
- Recording No: 200612210067
22. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: March 19, 2007  
Recording No.: 200703190207  
Affects: Portion of said premises
23. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- Purpose: Waterline  
Recording Date: March 29, 2007  
Recording No.: 200703290063  
Affects: Tract AU1
24. Declaration of Lien Rights and the terms and conditions thereof:
- Recording Date: January 30, 2008  
Recording No.: 200801300142

**EXHIBIT "A"****Exceptions  
(continued)**

25. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
26. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:
- "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.
- In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."
27. Assessments, if any, levied by City of Mount Vernon.
28. City, county or local improvement district assessments, if any.